

Equity Requirements Reduced with PACE Equity in the Capital Stack



The Sycamore of River Falls | River Falls, WI

\$2.3 MILLION



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SENIOR LIVING PROJECT LEVERAGES MULTIPLE FUNDING SOURCES



This new construction senior housing project includes 88-units: 68 units co-mingled between independent living and assisted living, plus 16 memory care units, and 4 townhome units. The Opportunity Zone location will serve the River Falls/Minneapolis market with a quality development to address excess demand.

PACE Equity works fluidly with all kinds of financial instruments, including Tax Incremental Financing (TIF) and Opportunity Zone funding which were used on this project.

Our client valued the relationship we built as we delivered our *Fast Track™ Funding* process—a streamlined and stress-free experience for the customer while we manage the details.

PACE Equity helped us reduce equity requirements and complete the capital stack. The entire team was detail-oriented and worked to create a win-win.

Shari Frisbie, Manager
Frisbie Companies, LLC.

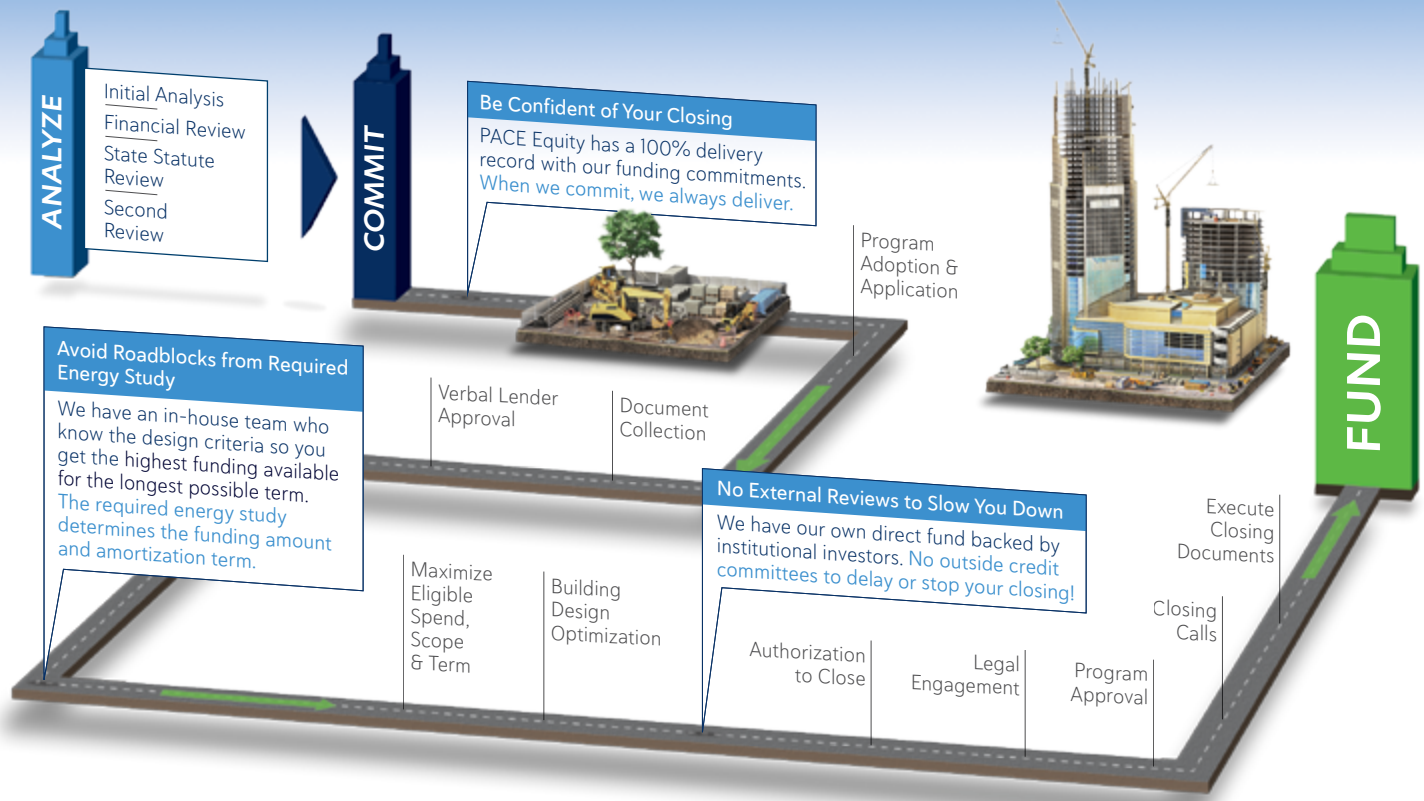
 THIS PROJECT SAVED 3,227 METRIC TONS CO₂ EQUAL TO ANNUAL EMISSIONS FROM 702 

\$24.2 M
CAPITAL STACK

CONSTRUCTION LOAN	70%		\$16.9 M
EQUITY	20%		\$5.0 M
PACE EQUITY	10%		\$2.3 M

THERE ARE 87 STEPS NEEDED TO EXECUTE PACE FINANCING. Don't worry, we do all 87.

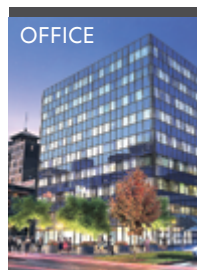
Fast Track™ Funding Process with End-to-End Execution



WHAT IS PACE EQUITY?

PACE legislation allows for a new funding vehicle in your capital stack. Your construction budget can use our funding for quantifiable utility, water, renewable or seismic (select states) efficiencies. The repayment of the capital is made through a long-term special tax assessment on the property. PACE Equity is available in 25 states and growing.

FUNDING FOR A VARIETY OF ASSET CLASSES



BOOST IRR AND REDUCE WACC WITH UP TO 50% LOWER COST OF CAPITAL COMPARED TO MEZZ OR EQUITY

LOWER COSTS FOR LOWER CARBON.

Substantial rate reduction when you meet our CIRRUS Low Carbon design specification.



WE FUNDED IT FIRST. We figured out first how to use our capital for new construction plus NMTC/OZ/TIF. We'll help you solve your financing challenge.

UPFRONT FUNDING COMMITMENT with certainty of funding and a 100% delivery record.

★★★★★ NEAR PERFECT CUSTOMER SATISFACTION (4.95 OUT OF 5 STARS)